

445 HARVARD STREET

BROOKLINE, MA

DESIGN UPDATE

SEPTEMBER 17, 2019

EMBARC

445 HARVARD STREET

PREVIOUS PROPOSAL: 3/30/19

- DOES NOT NEED TO BE A “SISTER BUILDING” TO 420 HARVARD
- ABRUPT SCALE CHANGE AND BREAK IN MODAL ALIGNMENT ALONG THORNDIKE STREET
- VIEW OF EXISTING MURAL WALL OBSTRUCTED
- 5TH FLOOR INAPPROPRIATELY SCALED



RENDERING OF INITIAL PROPOSAL: 3/30/19

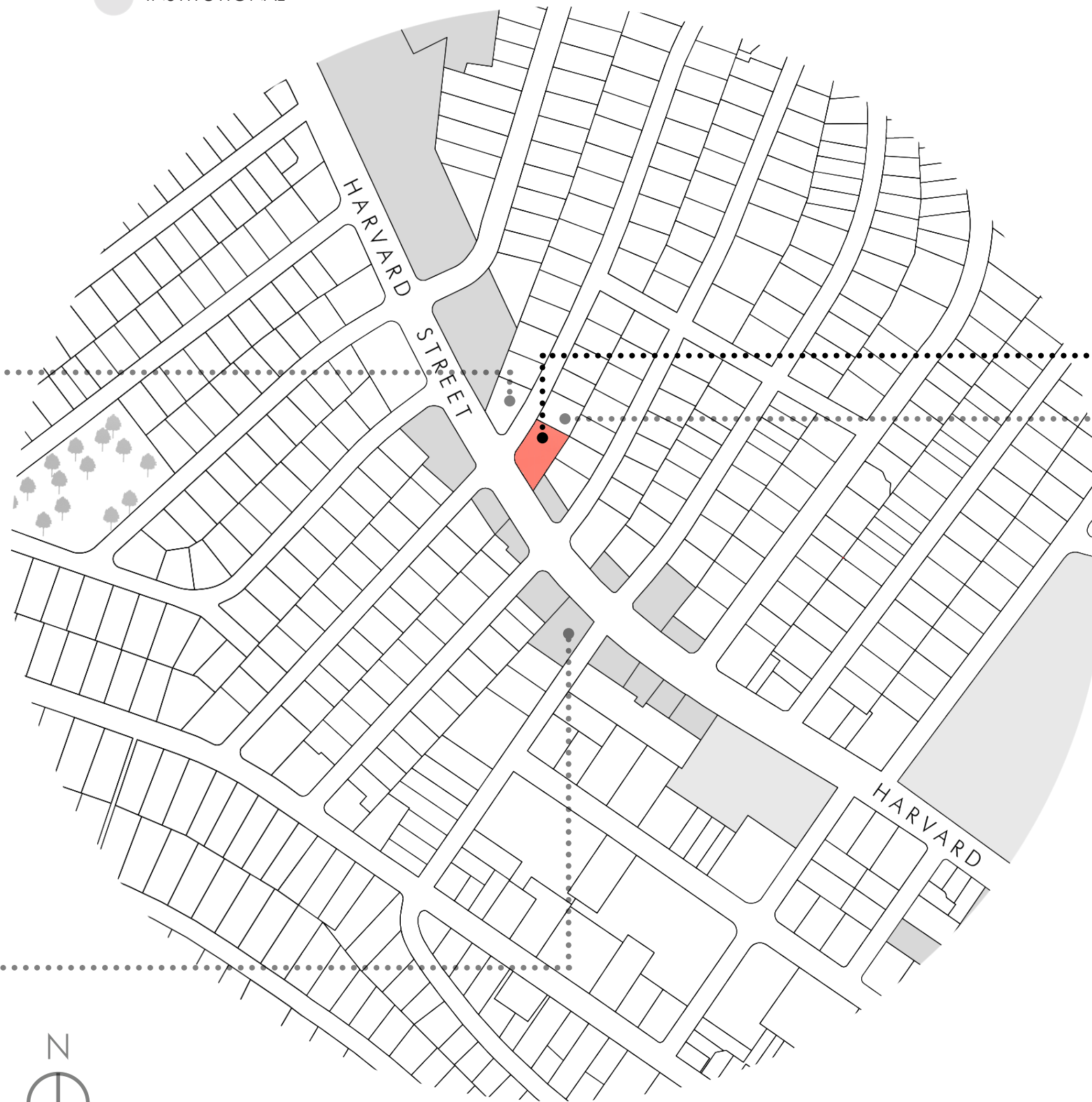


455 HARVARD STREET:
ABUTTER ACROSS THORNDIKE
STREET



420 HARVARD STREET

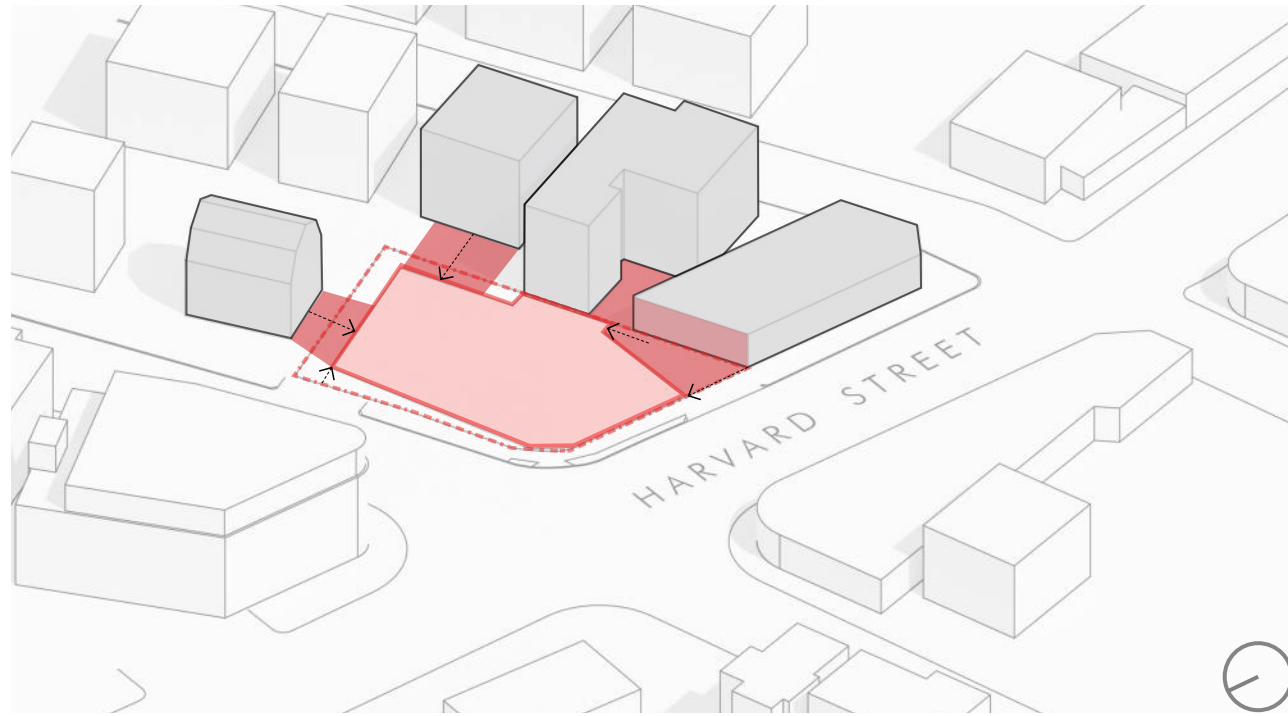
- COMMERCIAL
- INSTITUTIONAL



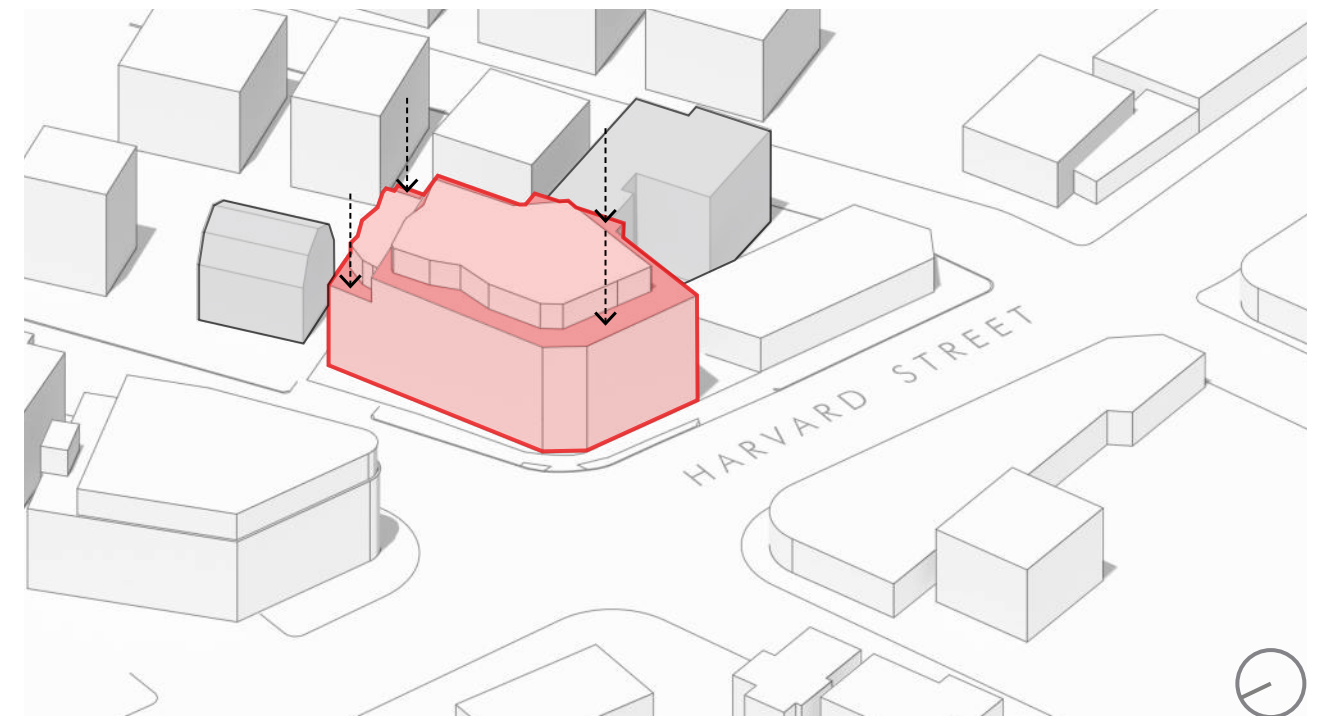
PROJECT SITE:
445 HARVARD STREET



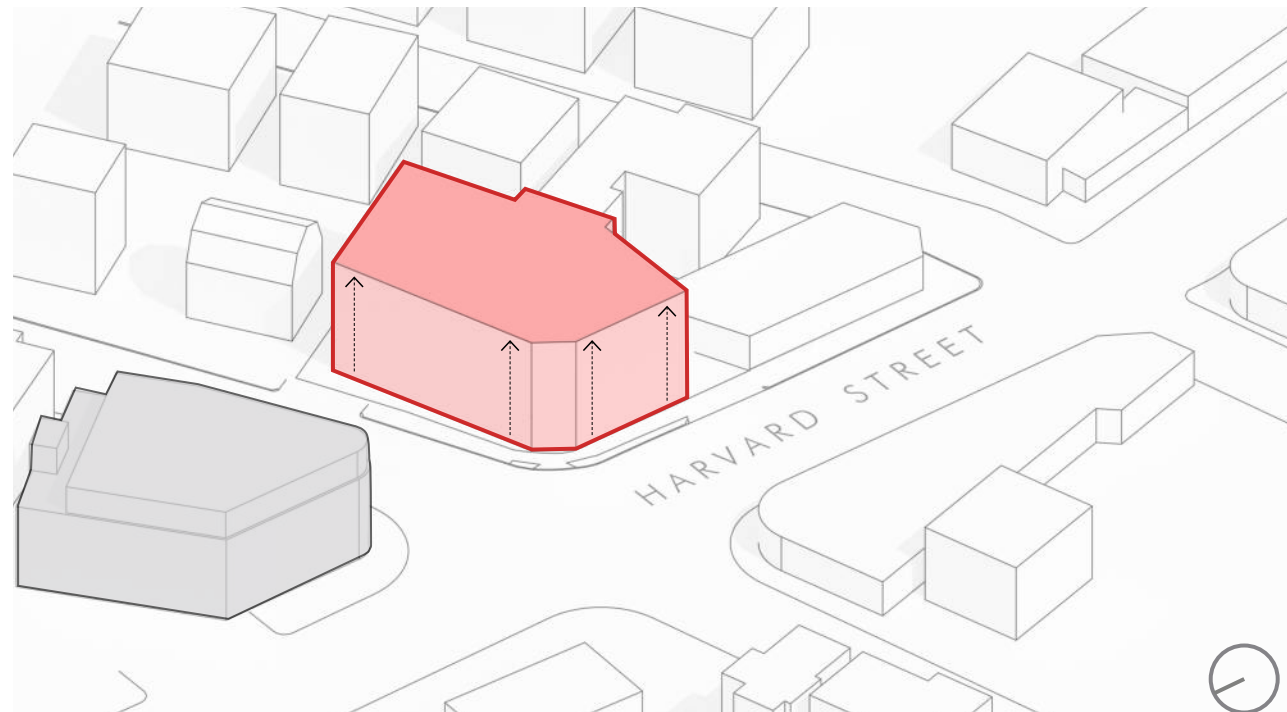
77 THORNDIKE STREET:
IMMEDIATE ABUTTER



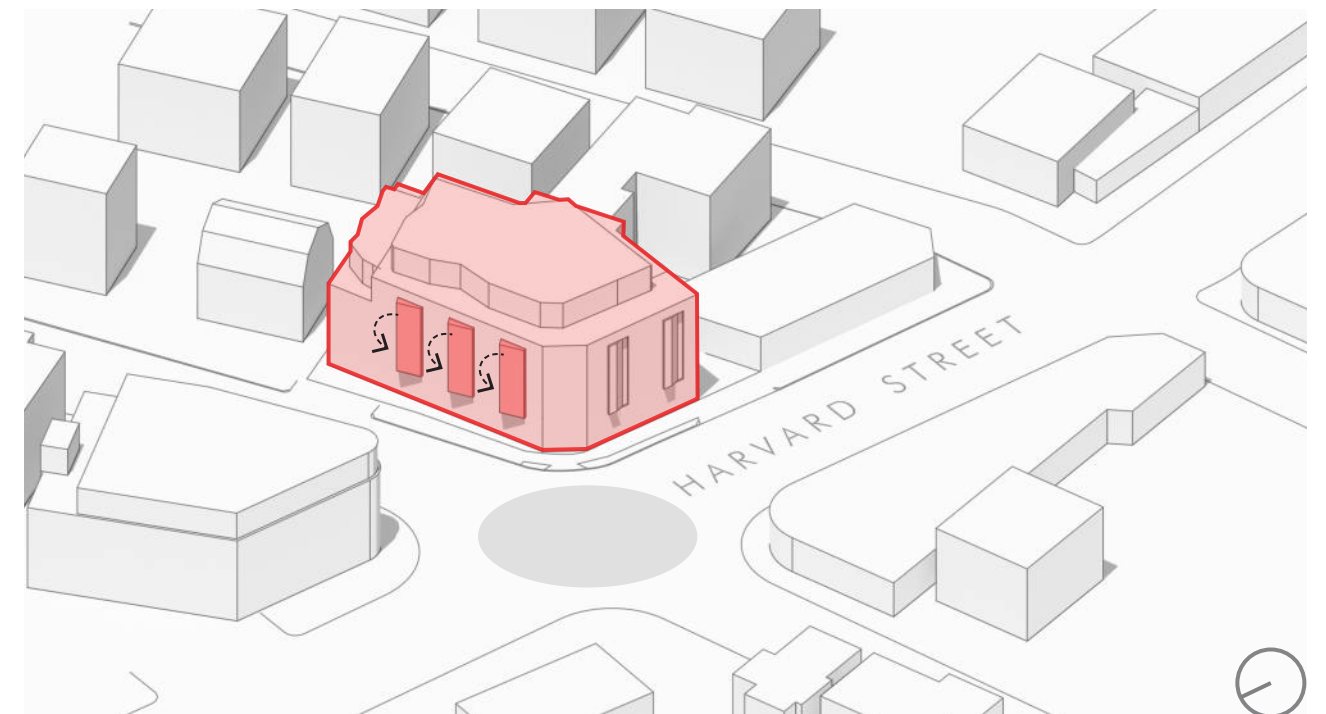
BASE FOOTPRINT - PRESERVING AND CONNECTING TO NEIGHBORHOOD



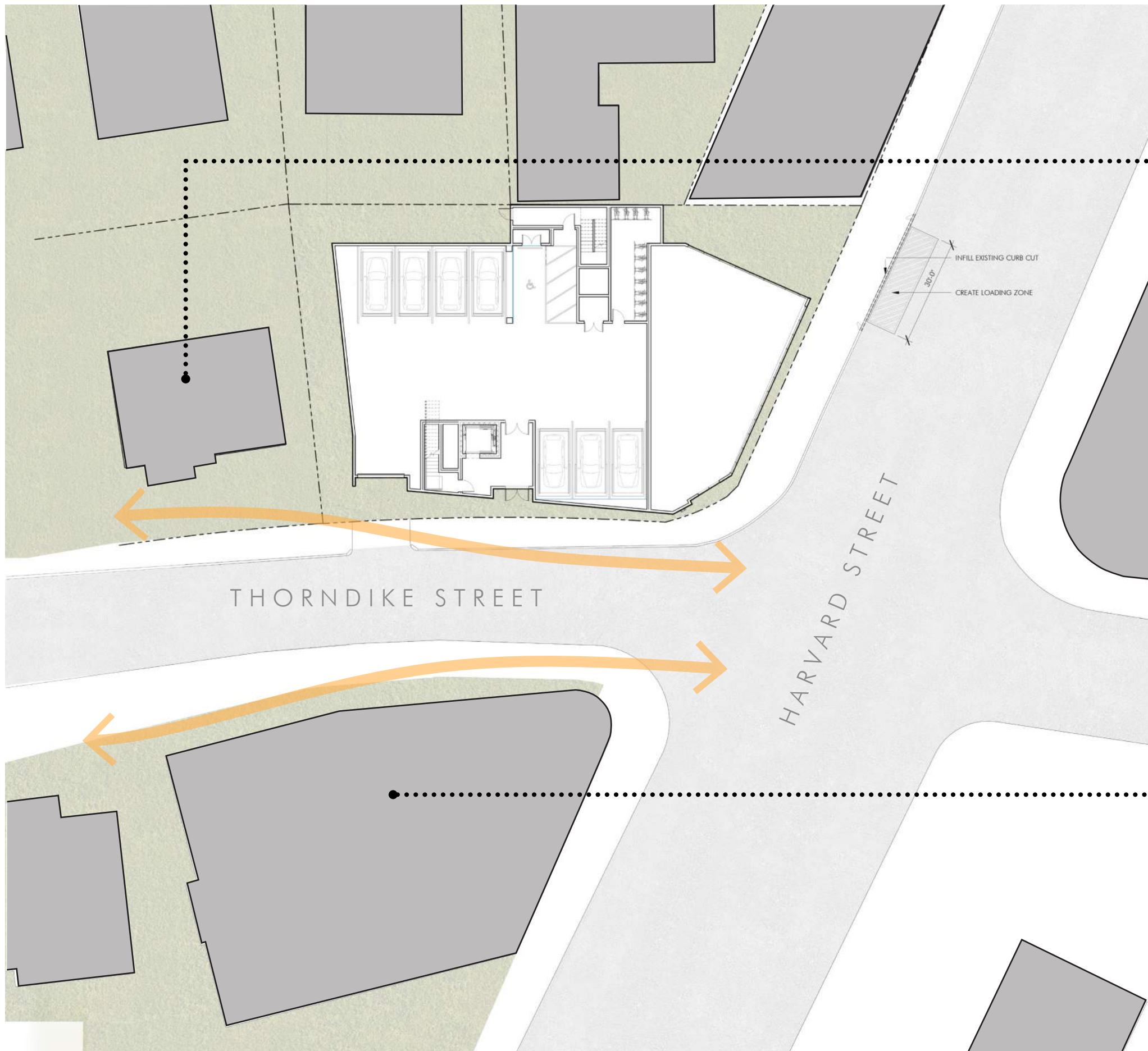
CARVING TOP FLOORS - ADDRESSING RESIDENTIAL SCALE/CREATING OUTDOOR SPACE



EXTRUSION OF FOOTPRINT - REFERENCING HEIGHT OF SIMILAR PROJECT TYPES IN IMMEDIATE VICINITY



FACADE ARTICULATION - BAYS TURNING TOWARD HARVARD STREET INTERSECTION



77 THORNDIKE STREET



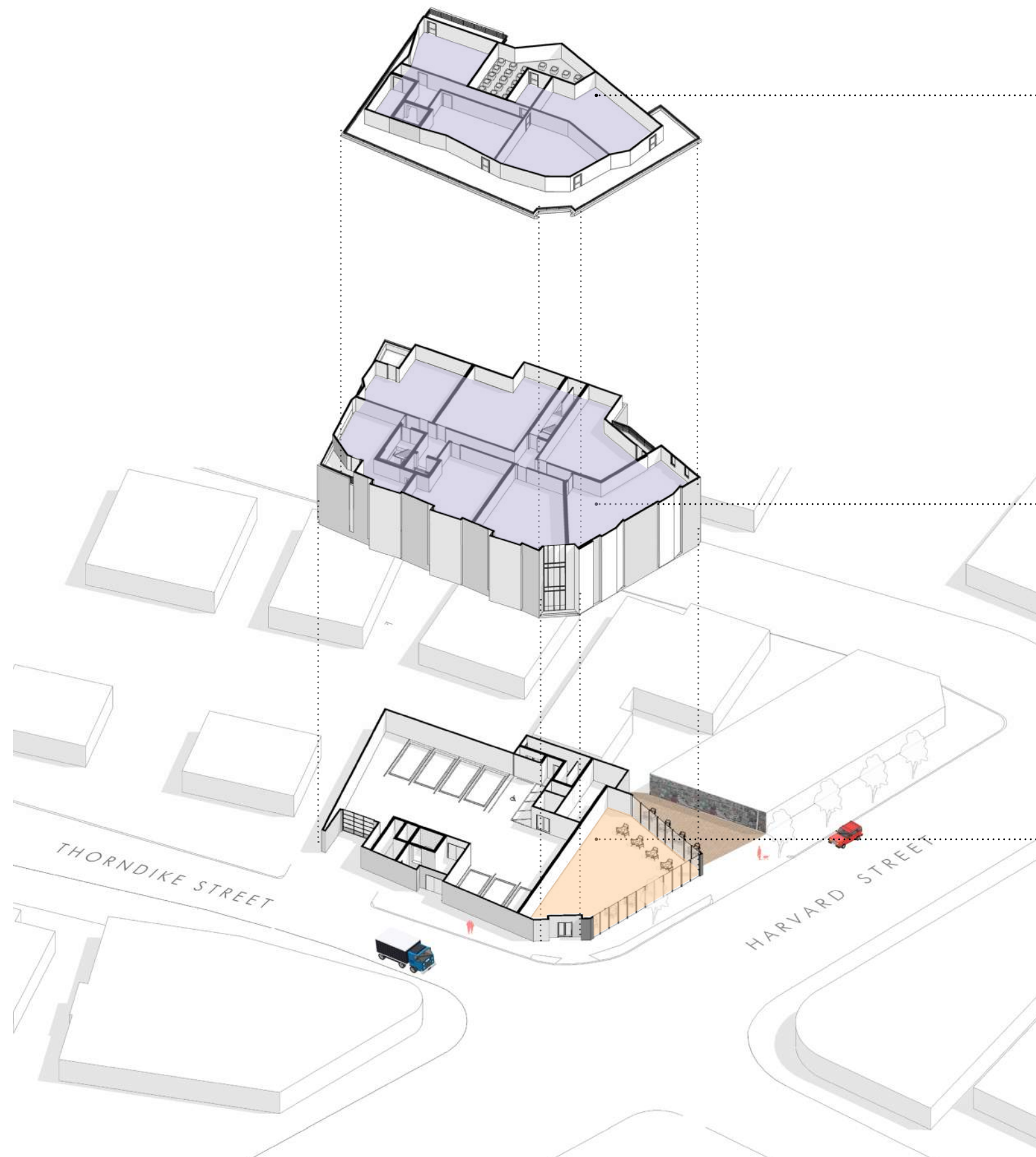
455 HARVARD STREET

THE FOOTPRINT OF THE BUILDING AT 455 HARVARD STREET EASES THE TRANSITION AT GROUND LEVEL FROM HARVARD STREET TO THE NEIGHBORHOOD ALONG THORNDIKE STREET. OUR PROJECT BUILDS ON THIS STRATEGY, PULLING BACK FROM THORNDIKE AS IT TRANSITIONS TO THE ABUTTING BUILDING AT 77 THORNDIKE STREET.

PREVIOUS PROPOSAL



CURRENT PROPOSAL



5TH LEVEL

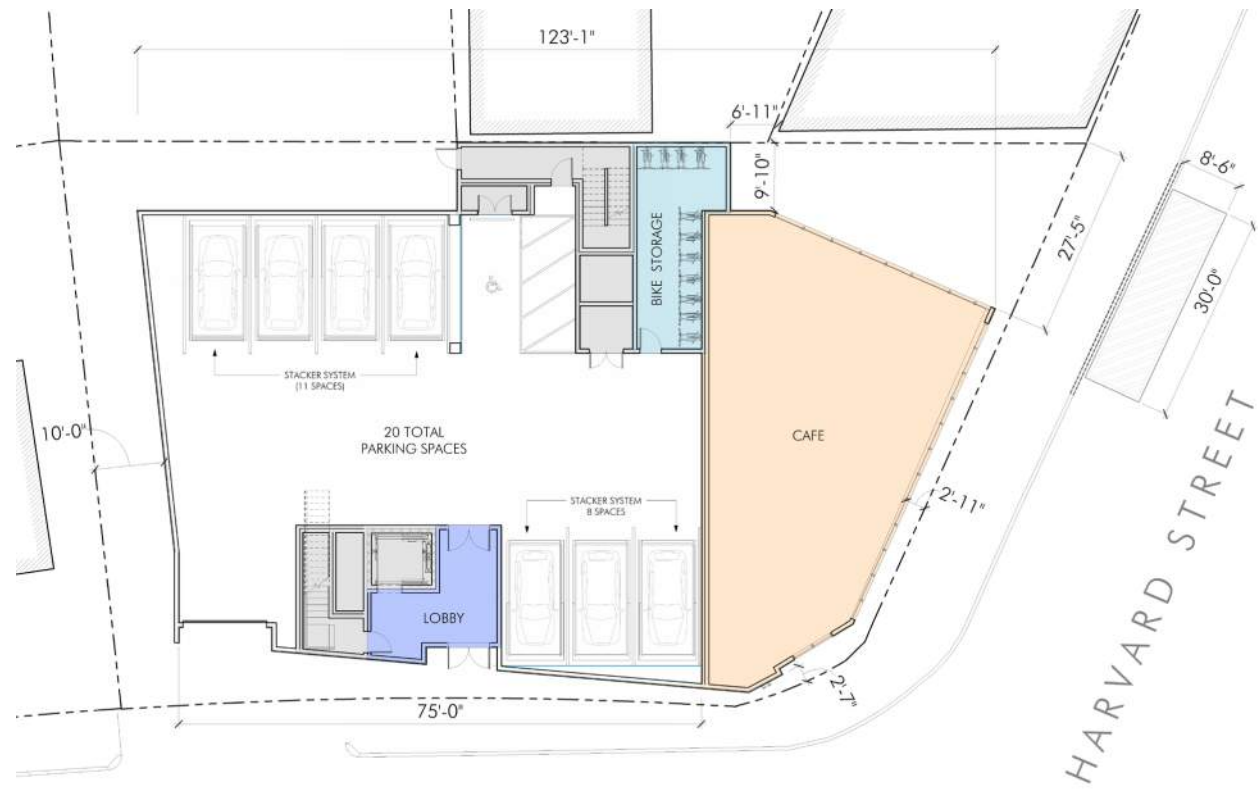
- 4 UNITS
- SCREENED CONDENSOR UNITS (OPEN TO SKY)
- DECK SPACE ALONG STREET EDGES

2ND-4TH LEVEL

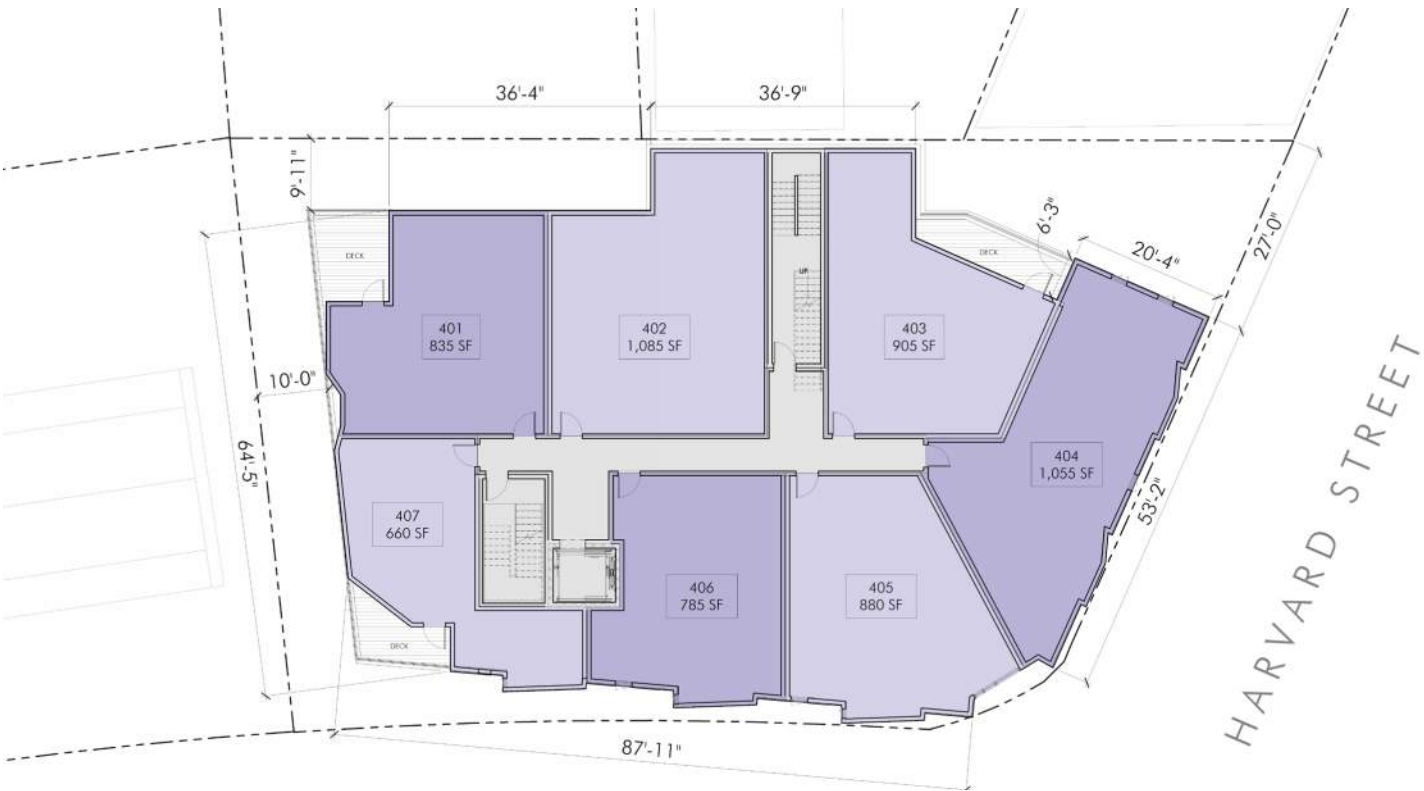
- 7 UNITS PER FLOOR

GROUND FLOOR

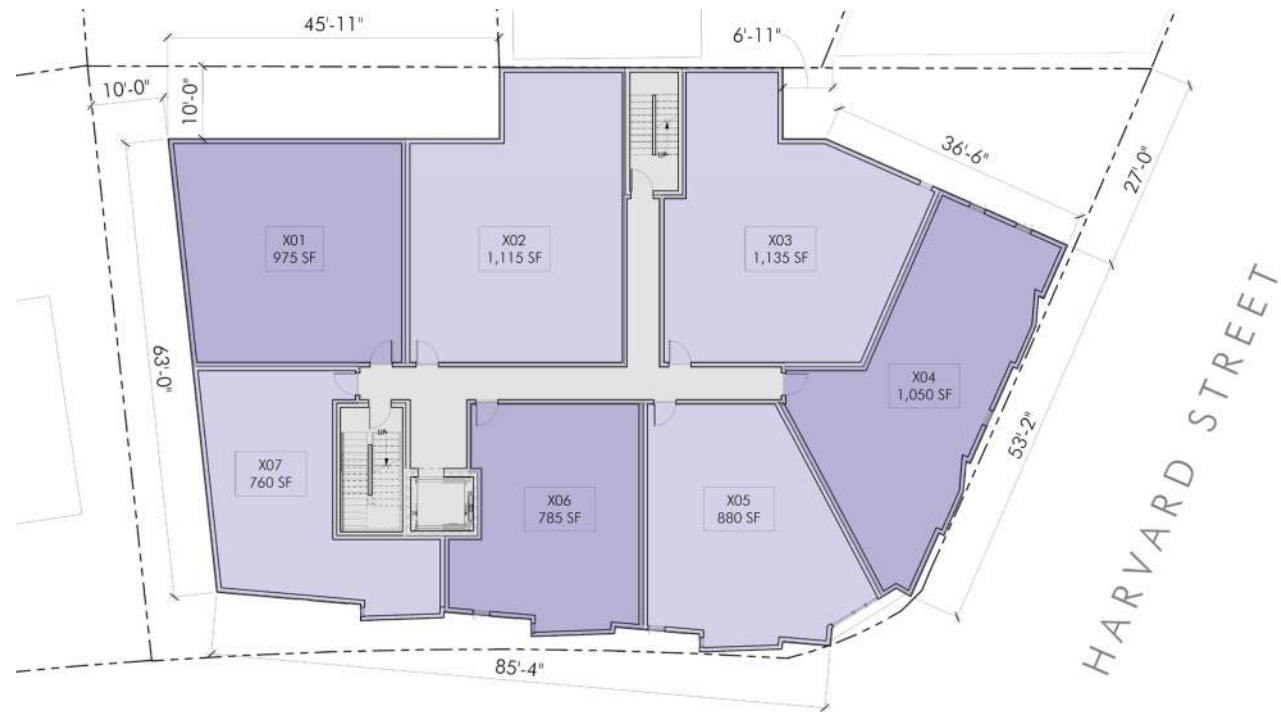
- 20 TOTAL PARKING SPACES (19 STACKER, 1 HANDICAP)
- RESIDENTIAL ENTRY/LOBBY OFF THORNDIKE STREET
- CAFE AND PATIO OFF HARVARD STREET
- BIKE STORAGE



GROUND LEVEL PLAN



FOURTH FLOOR PLAN



SECOND & THIRD FLOOR PLAN



FIFTH FLOOR PLAN

